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**JAMES W. RIBBRON**

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**REGULAR MEETING OF  
MAY 26, 2020**

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4),  
The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web.  
We encourage the public to use one of the following:

**The Telephone Numbers Are:**

(312) 626-6799 or (213) 338-8477, Meeting ID: 927361025

**If You Are Joining By Web The Link Is:**

<https://cityofdetroit.zoom.us/j/927361025>

If you need additional information regarding this meeting, you can contact either  
James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 451-2678

**DOCKET**

- I. OPENING:**
  - A. CALL TO ORDER.....9:00 A.M.**
  - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
  - A. APPROVAL OF MINUTES: May 19, 2020**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

**\*This Meeting is open to all members of the public under Michigan’s Open Meetings Act\***

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at **(313) 224-4950**, through the TTY number 711, or email at [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

9:15 a.m. **CASE NO.:** 108-19 aka BSEED SLU2019-00021

**APPLICANT:** AOUDI AOUDI

**LOCATION:** 15216 Castleton between Sussex and Coyle in a M4 (Intensive Industrial District).  
City Council District #7

**LEGAL DESCRIPTION OF PROPERTY:** N CASTLETON 11 EXC THAT PT LYG WLY OF A LINE DESC AS BEG AT PTE IN N LINE CASTLETON AVE 50 FT WD BG 8.50 FT ELY OF S W COR OF SD LOT 11 TH PAR TO W LINE OF SD LOT N 01D 33M 43S W 404.34 FT TH ALG CURVE TO RT RAD 424.41 FT CH N 23D 24M 08.7S E 358.25 FT TO E LINE OF SD LOT BG PTE OF ENDING LYG 24.76 FT SLY OF N E COR OF SD LOT EVANS INDUSTRIAL SUB L63 P96 PLATS, W C R 22/683 95,339 SQ FT1

**PROPOSAL:** Aoudi Aoudi request variances to establish a Used Auto Parts Facility with Indoor Dismantling and Major Motor Vehicle Repair Facility in an existing 13,200 square foot building on a 2.04 acre site approved with conditions in Building, Safety, Engineering SLU2019-00021 effective date May 2, 2019 in a M4 (Intensive Industrial District). This case is appealed because appeals of the Buildings and Safety Engineering Department on Conditional Use permit applications shall be taken to the Board of Zoning Appeals within fourteen (14) days of the date of the department’s decision, also, the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses; revise site plan to include 1,152 square feet of interior landscaping (plus four shade trees) for 64 parking spaces at time of permit (Sections 50-4-101 - Jurisdiction over appeals of administrative decisions and 50-4-121 Approval Criteria).AP

10:15 a.m. **CASE NO.:** 109-19 aka BSEED 106-15

**APPLICANT:** FRED CHEAIB

**LOCATION:** 14354 & 14420 Livernois between Doris and Bourke in (M4 Intensive Industrial District)- City Council District #2

**LEGAL DESCRIPTION OF PROPERTY:** E LIVERNOIS THAT PT OF LOT 9 COM AT THE INT OF THE N LN OF DORIS AVE (60 FT WD) & E LN OF LIVERNOIS AVE (120 FEET WIDE) TH N 01D 18M 00S W 178.83 FT ALG E LN OF SD LIVERNOIS AVE TO THE POB; TH N01D 18M 00S W 191.42 FT TO THAT PT OF LOT 9 DESC AS BEG AT INT OF S LINE OF PENN RR R/W (66 FT WD) AND E LINE OF LIVERNOIS AVE (120 FT WD) TH N 64D 06M 00S E ALG S LINE OF SD RR R/W 1,213.76 FT TH SWLY ON A CUR TO THE L A RAD OF 468.34 FT, AN ARC DIST OF 266.10 FT, CH BEARS S 33D 37M 58S W 262.54 FT; TH S 29D 24M 12S W 64.29 FT; TH ALG A CUR TO THE R A RAD OF 375.99 FT, AN ARC DIST OF 128.94 FT, CH BEARS S 39D 13M 40S W 128.31 FT; TH S 49D 03M 08S W 138.10; TH S 25D 54M 00S E 69.01 FT; TH ALG THE N LN OF SD DORIS AVE S 63D 38M 30S W 598.22 FT; TH N 26D 21M 30S W 162.00 FT; TH S 63D 38M 30S W 164.26 FT TO P.O.B. HENRY WALKERS PLAT L1 P264 PLATS, WCR 14/201 297 368.78 SQ FT

**PROPOSAL:** Fred Cheaib appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED Case 106-15) which DENIED the resubmission of BSEED Case 106-15 to add a Junkyard to an existing Used Auto Parts Sales with Indoor Dismantling and Motor Vehicle Repair Garage on a 7.05 acre site in a M4 Intensive Industrial District. This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department; USE denied; property owner had not cleaned up the site, numerous departmental violations, the use would have a negative effect on the neighborhood. (Sections 50-4-101 Jurisdiction over Appeals of Administrative Decisions and Sec. 50-3-281 General approval criteria).AP

11:15 a.m. **CASE NO.:** 107-19 aka BSEED SLU2019-00202

**APPLICANT:** CONLAB OF MICHIGAN, LLC

**LOCATION:** 7940 Michigan between Lumley and Springwells in a B4 (General Business District).City Council District #6

**LEGAL DESCRIPTION OF PROPERTY:** N MICHIGAN 3 THRU 1 LATHAM & QUINN SUB L21 P79 PLATS, W C R 20/229 70.41 X 108.64

**PROPOSAL:** ConLab of Michigan, Inc. appeals the decision of the Buildings Safety Engineering and Environmental Department’s Special Land Use Review dated November 19, 2019 which states; the subject property has been identified as being within 1000 radial feet of a Drug Free Zone in a B4 (General Business District). This case is appealed because appeals to the Board of Zoning Appeals may be taken by any person, firm, partnership or corporation, or by any City department, commission, board or other City agency which is aggrieved 1) by a decision of an enforcing officer, or 2) by any decision made by the Buildings and Safety Engineering Department involving Conditional Uses. Also, the Buildings, Safety Engineering, and Environmental Department shall not approve any request under this Chapter for a medical marihuana caregiver center in a Drug Free Zone. The locational specifications related to drug-free zones of subsection 354(b)(1) of this section may not be waived or modified by the Buildings, Safety Engineering and Environmental Department, nor the Board of Zoning Appeals. Applications that are not consistent with the locational specifications of subsection (b)(1) of this section shall be considered ineligible and shall be dismissed. the proposed MMPC/Safety Compliance Facility located at 7940 Michigan has been identified as being in a Drug Free Zone (DFZ) based on its proximity to Universal Academy located at 4560 Lonyo – 935 feet away, therefore is ineligible to establish a Medical Marihuana Provisioning Center/Safety Compliance Facility. (Sections 50-4-128 – Appeals and 50-3-534. - Conditional uses; procedures; waivers; public nuisance and 50-3-533. – Definitions: Drug-free zone , as established in 32-9-43 of this Code and as defined for this division, means an area that is within 1,000 radial feet of the zoning lot of: (3)An educational institution, as defined in 50-16-191 of this Code

**VII. PUBLIC COMMENT / NEW BUSINESS**

Next Hearing Date: June 9, 2020

**VIII. ADVISEMENTS / OLD BUSINESS**

**IX. MEETING ADJOURNED**